

SUMMARY OF FINAL ACTIONS  
BY  
BOARD OF COUNTY COMMISSIONERS

STANDARD AMENDMENTS  
TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN  
FOR MIAMI-DADE COUNTY  
(Ordinance Nos. 09-28 and 09-29; May 6, 2009)

Adopted April 2008-09 Cycle Standard Amendments to the  
Comprehensive Development Master Plan

May 2009

Prepared by the  
Miami-Dade County Department of Planning and Zoning  
111 NW 1<sup>st</sup> Street, Suite 1110  
Miami, Florida 33128-1972

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## INTRODUCTION

This report presents the standard amendments to the Comprehensive Development Master Plan (CDMP) which were adopted by the Miami-Dade County Board of County Commissioners on May 6, 2009 (Ordinance Nos. 09-28 and 09-29) as part of the April 2008-09 CDMP amendment cycle.

### Summary of Actions

Included in the document is a section titled "Summary of Actions by Board of County Commissioners on April 2008-09 Cycle Applications to Amend the CDMP" which lists the final actions taken by the Board of County Commissioners on the applications.

### Adopted Standard Applications to Amend the CDMP Land Use Plan Map

Following the Summary of Actions section is a summary of the standard amendments to the CDMP. Applications Nos. 6, 7, 8, 9 and 10 amend the Adopted 2015 and 2025 Land Use Plan map. Application No. 11 was withdrawn at the hearing. Application No. 13 amends the text in the Land Use Element relating to the "Agriculture" category of the Land Use Plan map. Application No. 15 amends the text of the "Gross Residential Density" section and adds a new section titled "Density Bonus Programs for Affordable Housing" after the section title "Density Increase with Urban Design" in the Land Use Element. Application No. 17 was withdrawn on April 6, 2009. Application No. 18 revises Policy HO-6D of the Housing Element relating to the adoption by reference of the Miami-Dade Workforce Housing Plan as required by law. Application No. 19 revises Policy CON-8I of the Conservation, Aquifer Recharge and Drainage Element. And Application No. 20 revises the text relating to the Transportation land use map category in the Land Use Element, and revises certain text in the Aviation Facilities Improvements section of the Aviation Subelement in the Transportation Element.

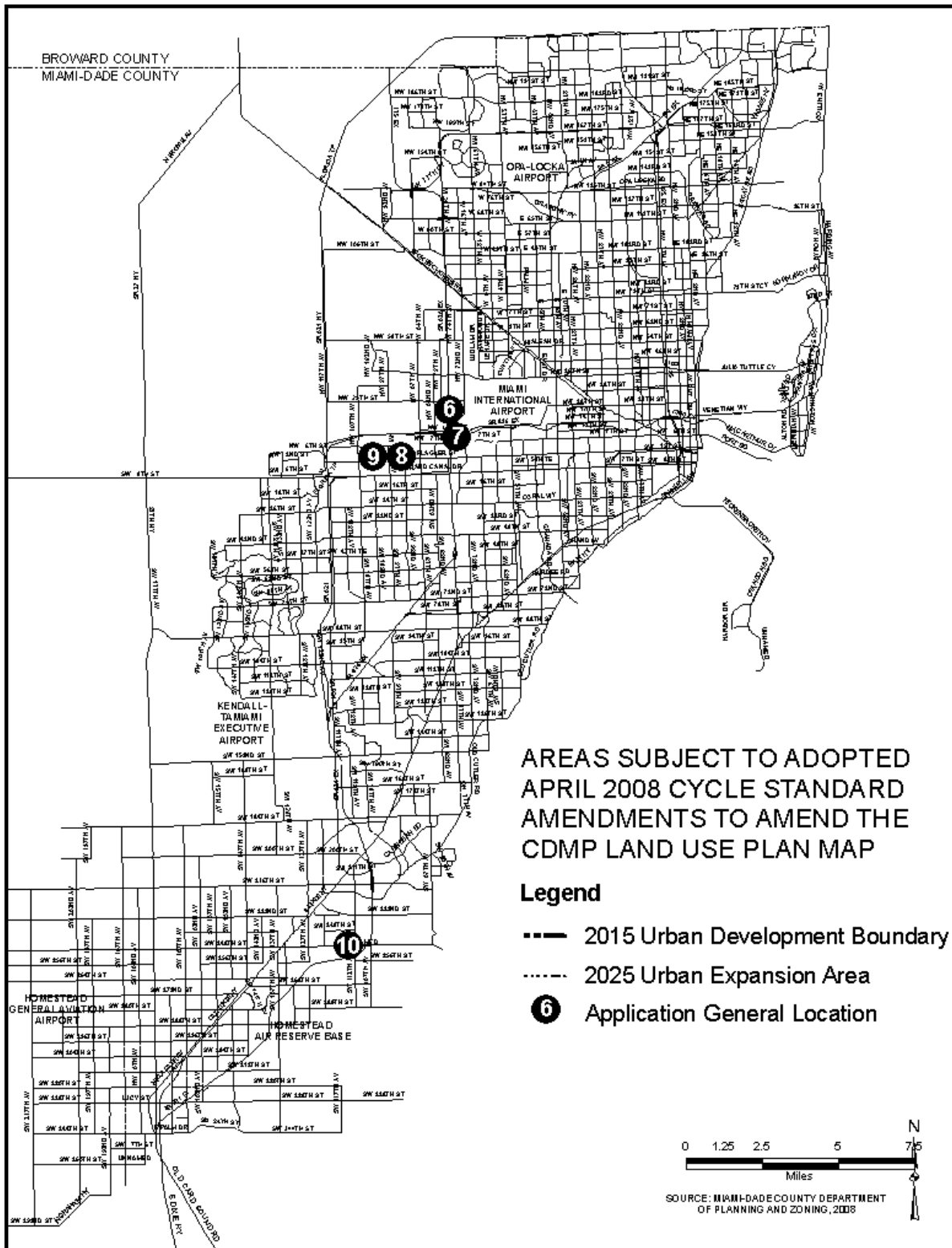
### Replacement Pages for the CDMP Adopted Components Report

This section of the report contains pages to be inserted into the CDMP Adopted Components Reports as replacements for those pages that were amended by the adoption of the April 2008-09 cycle amendment applications. These pages, which amend the Land Use Element, the Housing Element, the Conservation Element, and the Aviation Subelement are provided for insertion into the element as contained in the October 2006 Edition of the CDMP Adopted Components Comprehensive Development Master Plan, as amended through November 20, 2008. The pages are annotated with the date of amendment and the Ordinance number at the corner of the page.

**TABLE 1**  
**SCHEDULE OF ACTIVITIES**  
**APRIL 2008-09 CDMP AMENDMENT CYCLE**

Application Filing Period	April 1, 2008 to April 30, 2008
Deadline to Withdraw Application and Obtain Return of Full Fee	May 7, 2008
Applications Report Published by DP&Z	June 5, 2008
Deadline for Submitting Covenants to be Considered in the Initial Recommendations Report	July 27, 2008
Initial Recommendations Report Released by Department of Planning and Zoning	August 25, 2008
Community Council(s) Public Hearing(s)	
Country Club of Miami Community Council (5) Application No. 1	Wednesday, September 17, 2008, 7:00PM Lawton Chiles Middle School 8190 NW 197 Street
North Central Community Council (8) Application Nos. 2 - 7	Wednesday, September 17, 2008, 6:00PM Henry E.S. Reeves Elementary School 2005 NW 111 Street
Westchester Community Council (10) Application Nos. 8 and 9	Tuesday, September 23, 2008; 6:30PM Rubén Darío Middle School 350 NW 97 Avenue
South Bay Community Council (15) Application No. 10	Thursday, September 18, 2008; 7:00 PM South Dade Government Center 10710 SW 211 Street
Planning Advisory Board (PAB) Acting as Local Planning Agency (LPA) Public Hearing to Formulate Recommendations Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments to Florida Department of Community Affairs (DCA)	Monday, October 6, 2008; 9:30 AM County Commission Chamber 111 NW 1 Street
Board of County Commissioners Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to DCA	November 6, 2008: 9:30 AM County Commission Chamber 111 NW 1 Street
Transmittal to DCA for Comment	January 5, 2009
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) Days After Commission Transmittal Hearing
Receipt of DCA Comments	March 13, 2009
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	April 6, 2009
Public Hearing and Final Action on Applications: Board of County Commissioners	May 6, 2009

FIGURE 1



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**SUMMARY OF ACTIONS**  
**BY BOARD OF COUNTY COMMISSIONERS ON APRIL 2008-09 CDMP AMENDMENTS**  
**ORDINANCE Nos. 09-28 and 09-29; MAY 6, 2009**

<b>Application Number</b>	<b>Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT</b>	<b>Final Commission Action</b>
	<b>Ordinance No. 09-28 for Application Nos. 6, 7, 8, 9, 10, 13, 18, 19 and 20</b>	
6	Miami-Dade County Aviation Department/Jose Abreu, P.E., Director Between the Palmetto Expressway (SR 826) and Milam Dairy Road and between NW 14 and NW 19 Streets, west of the Miami International Airport (31.04 gross acres) FROM: Industrial and Office and Transportation TO: Business and Office	Adopt with Change by Redesignating to Terminals
7	Miami-Dade County Aviation Department/Jose Abreu, P.E., Director Northeast corner of Milam Dairy Road and NW 12 Street, at the SW corner of the Miami International Airport (16.9 gross acres) From: Industrial and Office To: Business and Office	Adopt with Change by Redesignating to Terminals
8	Fontainebleau Lakes, LLC/Felix M. Lasarte, Esq. North side of Flagler Street between theoretical NW 90 and NW 94 Avenues ( <i>originally 41.0 gross acres but modified by applicant by deleting a northeastern 1.6-acre portion of the property from the application site and redesignating Parcel B (4.3 acres) to Parks and Recreation as stated below, all for a net balance of 39.4 gross acres</i> ) Parcel A: From: Medium Density Residential (13-25 DU/ac) & Parks and Recreation To: Business and Office (35.06 gross acres); and  Parcel B: From: Medium Density Residential (13-25 DU/ac) To: Parks & Recreation (4.36 gross acres)	Adopt as Transmitted with Acceptance of Two Proffered Covenants

Application Number	Applicant (Representative) Location (Size) <b>REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT</b>	Final Commission Action
9	Blue Lake Partners, LLC ( <i>Originally filed by Gold River Corporation</i> )/ Juan J. Mayol, Jr., Esq. Northeast corner of West Flagler Street and NW 102 Avenue (41 gross acres) FROM: Low-Medium Density Residential (6-13 DU/ac) To: Business and Office	Adopt with Acceptance of Proffered Covenant
10	Manuel C. Diaz and Live Oak Partners, LLC/Joseph G. Goldstein, Esq., Alan S. Krischer, Esq. & Tracy R. Slavens, Esq. Southwest corner of SW 112 Avenue and SW 248 Street (35.0 gross acres) 1. Requested Amendment to the Land Use Plan map. From: Office/Residential To: Business and Office 2. Requested Amendment to the Land Use Element. Delete existing CDMP Covenant from Official Records Book and add the new CDMP Covenant to the Restrictions Table.	Adopt with Acceptance of Proffered Covenant
	<b>TEXT AMENDMENTS</b>	
13	Miami-Dade County Department of Planning & Zoning/ Subrata Basu, AIA, AICP, Interim Director LAND USE ELEMENT Revise text relating to the "Agriculture" Land Use Plan Map category.	Adopt as Transmitted
17	Miami-Dade County Department of Planning & Zoning/ Subrata Basu, AIA, AICP, Interim Director LAND USE ELEMENT Revise the text relating to the "Industrial and Office" Land Use Plan Map category.	Acceptance of Withdrawal



<b>Application Number</b>	<b>Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT</b>	<b>Final Commission Action</b>
18	Miami-Dade County Department of Planning & Zoning/ Subrata Basu, AIA, AICP, Interim Director HOUSING ELEMENT Revise Policy HO-6D.	Adopt as Transmitted
19	Miami-Dade County Department of Planning & Zoning/ Marc C. LaFerrier, AICP, Director CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT Revise Policy CON-8I.	Adopt as Transmitted
20	Miami-Dade County Department of Planning & Zoning/ Marc C. LaFerrier, AICP, Director LAND USE ELEMENT Revise the text relating to Transportation Land Use Plan Map category. TRANSPORTATION ELEMENT, Aviation Subelement; Revise the text in Aviation Facilities Improvements Section.	Adopt
<b>Ordinance No. 09-29 for Application Nos. 11 and 15</b>		
11	Builders Association of South Florida/Jeffrey Bercow, Esq. & Graham Penn, Esq. EDUCATION ELEMENT Revise Policy EDU-2C as presented in the replacement pages for the 2007 Special Amendment.	Acceptance of Withdrawal
15	Miami-Dade County Department of Planning & Zoning/ Subrata Basu, AIA, AICP, Interim Director LAND USE ELEMENT Revise the text of the "Gross Residential Density" section and add a new section titled "Density Bonus Programs for Affordable Housing" after the section titled "Density Increase with Urban Design."	Adopt

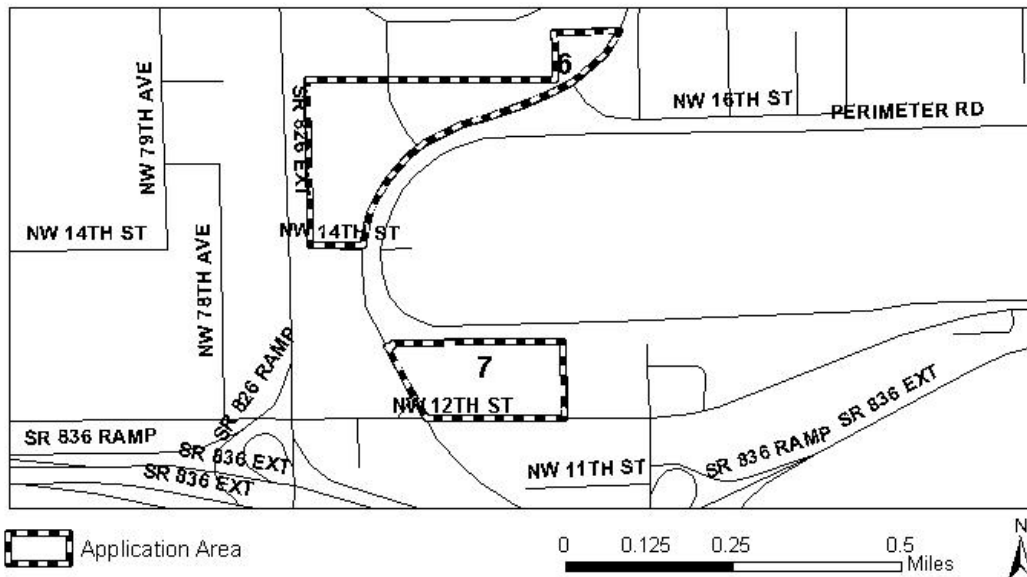
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**APRIL 2008-09 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 6  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 6, 2009**

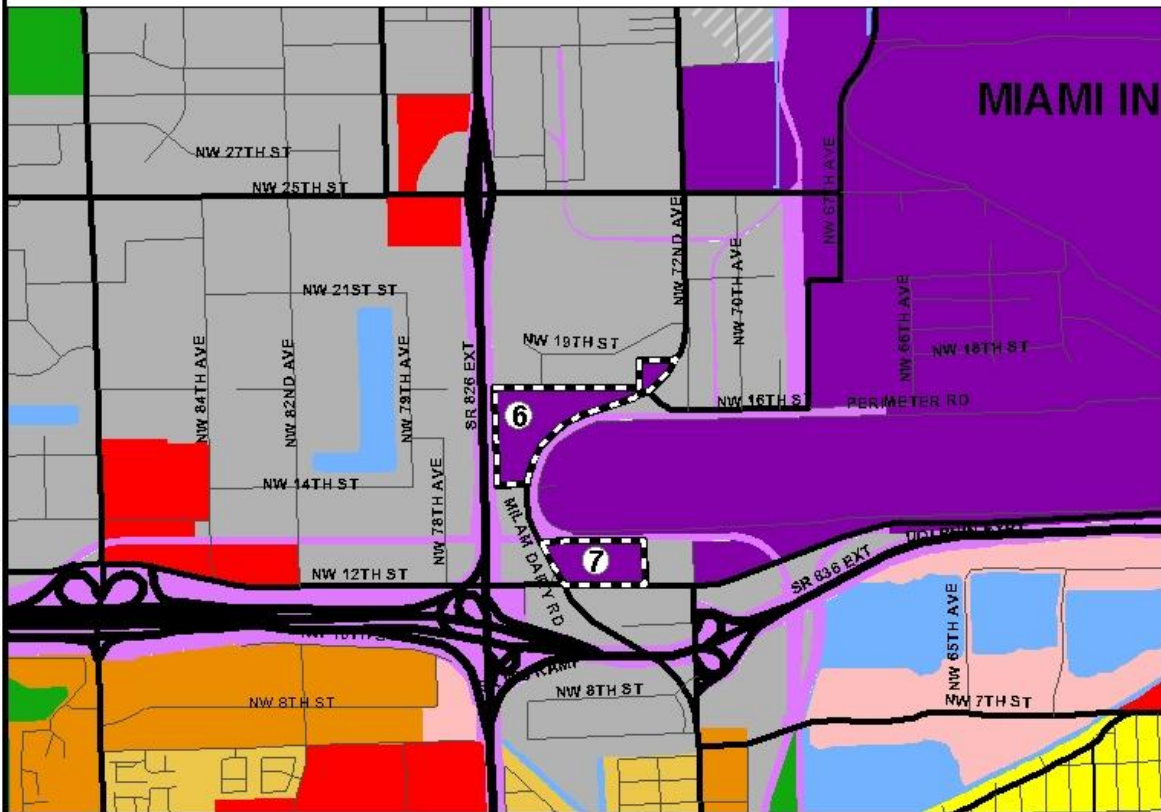
<u><b>Applicant</b></u>	<u><b>Applicant's Representative</b></u>
Miami-Dade County Aviation Department Jose Abreu, P.E., Director P.O. Box 025504 Miami, Florida 33102-5504	Miami-Dade County Aviation Department Jose Abreu, P.E., Director P.O. Box 025504 Miami, Florida 33102-5504

**Requested Amendment to the Land Use Plan Map**

**From:** Industrial and Office and Transportation Terminals  
**To:** Business and Office and add the Declaration of Restrictions to the Restrictions section in the Land Use Element of the Comprehensive Development Master Plan  
**Location:** West side of Milam Dairy Road/NW 72 Avenue and between NW 14 and NW 19 Streets  
**Acreage:** Application area: ( $\pm 31.04$  Gross Acres;  $\pm 26.8$  Net Acres)  
**Adopted:** Adopted with Change on May 6, 2009, Ordinance No. 09-28 as follows:  
 FROM: Industrial and Office and Transportation Terminals  
 TO: Transportation Terminals



# **APPLICATION NOS. 6 & 7 ADOPTED CDMP LAND USE**



## **LEGEND**



APPLICATION AREA

## **CDMP LAND USE**



MEDIUM DENSITY RESIDENTIAL (13-25 DU/AC)



INDUSTRIAL AND OFFICE



BUSINESS AND OFFICE



OFFICE/RESIDENTIAL



TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)



TERMINALS



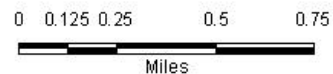
WATER



EXPRESSWAYS



MAJOR ROADWAYS (3 OR MORE LANES)



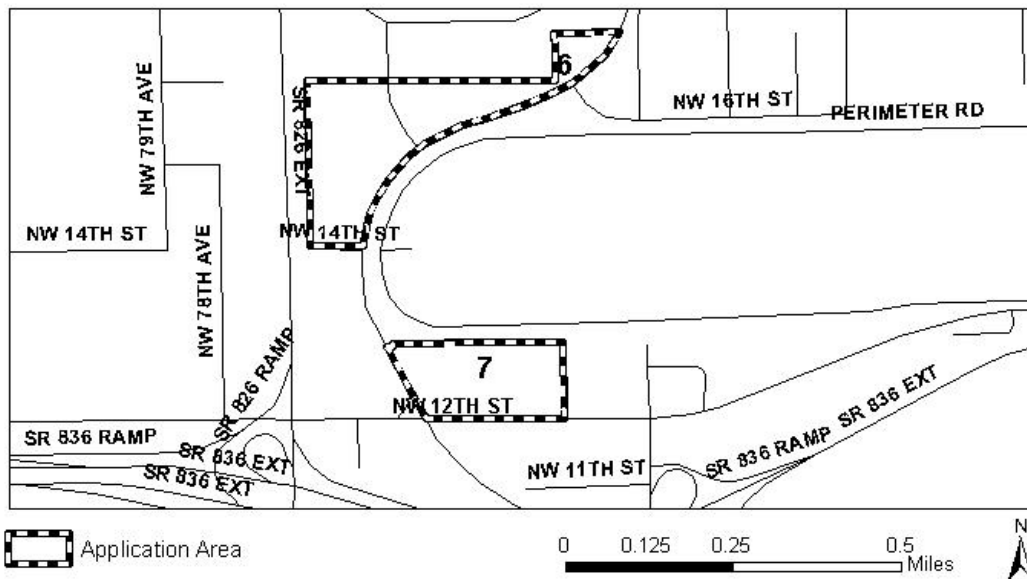
Source: Miami-Dade County Department  
of Planning and Zoning, July 2008

**APRIL 2008-09 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 7  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 6, 2009**

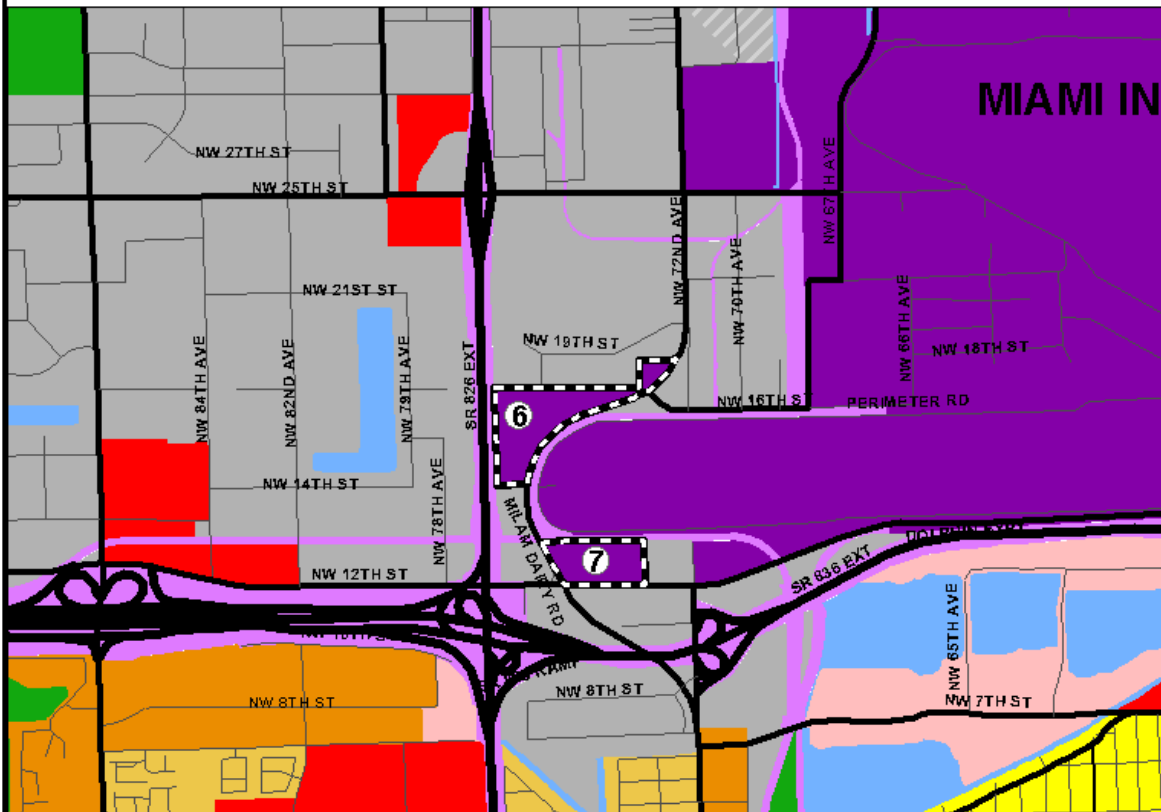
<b><u>Applicant</u></b>	<b><u>Applicant's Representative</u></b>
Miami-Dade County Aviation Department Jose Abreu, P.E., Director P.O. Box 025504 Miami, Florida 33102-5504	Miami-Dade County Aviation Department Jose Abreu, P.E., Director P.O. Box 025504 Miami, Florida 33102-5504

**Requested Amendment to the Land Use Plan Map**

**From:** Industrial and Office  
**To:** Business and Office and add the Declaration of Restrictions to the Restrictions section in the Land Use Element of the Comprehensive Development Master Plan  
**Location:** Northeast corner of Milam Dairy Road/NW 72 Avenue and NW 12 Street  
**Acreage:** Application area: ( $\pm 16.9$  Gross Acres;  $\pm 16.06$  Net Acres)  
**Adopted:** Adopted with Change on May 6, 2009, Ordinance No. 09-28 as follows:  
 FROM: Industrial and Office  
 TO: Transportation Terminals



# **APPLICATION NOS. 6 & 7 ADOPTED CDMP LAND USE**



## **LEGEND**



APPLICATION AREA

## **CDMP LAND USE**



MEDIUM DENSITY RESIDENTIAL (13-25 DU/AC)



INDUSTRIAL AND OFFICE



BUSINESS AND OFFICE



OFFICE/RESIDENTIAL



TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)



TERMINALS

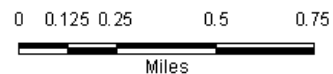


WATER



EXPRESSWAYS

MAJOR ROADWAYS (3 OR MORE LANES)



Source: Miami-Dade County Department  
of Planning and Zoning, July 2008

**ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 6, 2009**

<u><b>Applicant</b></u>	<u><b>Applicant's Representative</b></u>
Fontainbleau Lakes, LLC	Felix M. Lasarte, Esq. The Lasarte Law Firm, LLP 5835 Blue Lagoon Drive, Suite 1000 Miami, Florida 33126 305-269-7153

## Requested Amendment to the Land Use Plan Map

**From:** Medium Density Residential (13 to 25 DU/Gross Acre) (23 Gross Acres) and  
Parks & Recreation (18 Gross Acres)

**To:** Business and Office

**Location:** North side of West Flagler Street between theoretical SW 90 and 94 Avenues

**Acreage:** Application area: (originally 41.0 gross acres but modified by applicant by deleting a northeastern 1.6-acre portion of the property from the application site and redesignating Parcel B (4.3 acres) to Parks and Recreation as stated below, all for a net balance of 39.4 gross acres)

Parcel A:

From: Medium Density Residential (13-25 DU/ac) & Parks and Recreation

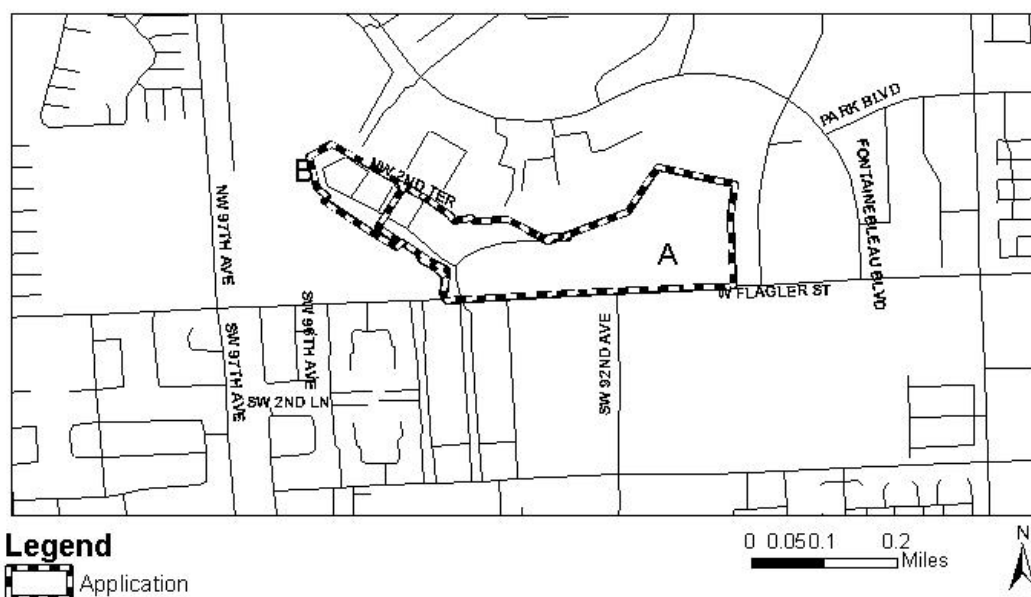
To: Business and Office (35.06 gross acres); and

Parcel B:

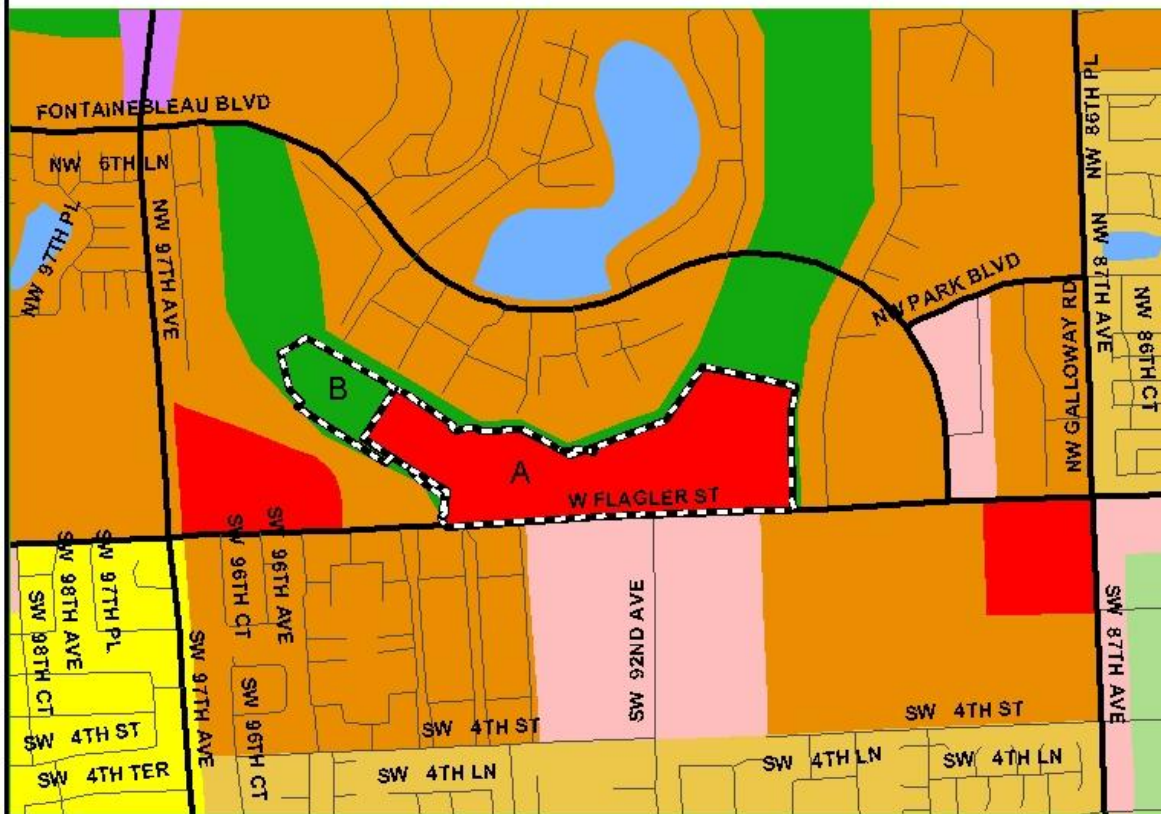
From: Medium Density Residential (13-25 DU/ac)

To: Parks & Recreation (4.36 gross acres)

**Adopted:** Adopted on May 6, 2009, Ordinance No. 09-28 as follows:  
Adopt as transmitted with Acceptance of Two Proffered Covenants













# **APPLICATION NO. 8 ADOPTED CDMP LAND USE PLAN MAP**





## **LEGEND**

 APPLICATION AREA

## **CDMP LAND USE**

-  LOW DENSITY (2.5-6 DU/AC)
-  LOW-MEDIUM DENSITY (6-13 DU/AC)
-  MEDIUM DENSITY (13-25 DU/AC)
-  INDUSTRIAL AND OFFICE
-  BUSINESS AND OFFICE
-  OFFICE/RESIDENTIAL
-  INSTITUTIONS, UTILITIES AND COMMUNICATION
-  PARKS AND RECREATION
-  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
-  WATER

-  MAJOR ROADWAYS (3 OR MORE LANES)
-  MINOR ROADWAYS (2 LANES)



Source: Miami-Dade County  
Department of Planning and Zoning, 2008



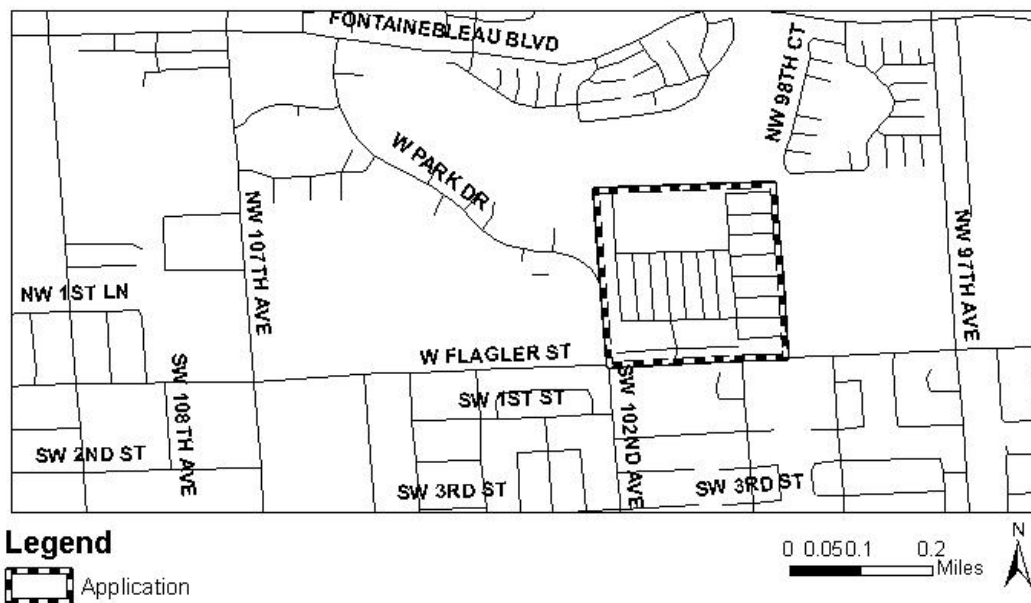


**ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 6, 2009**

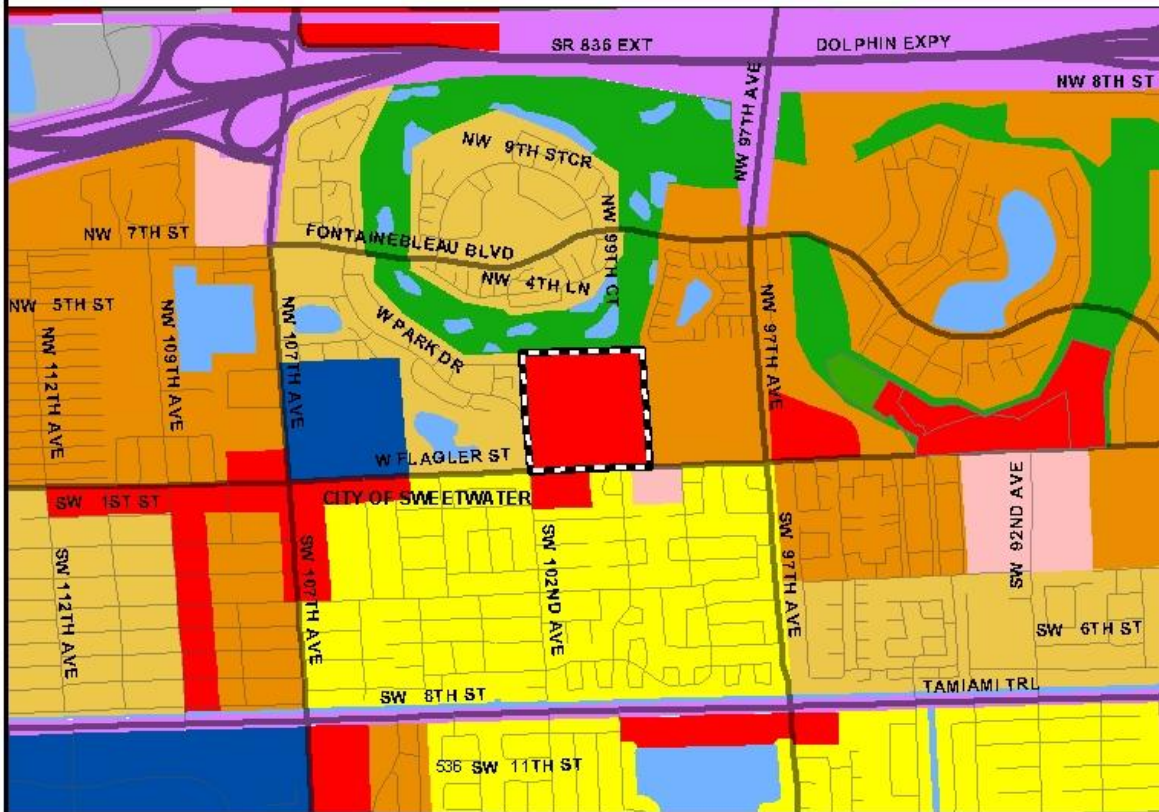
<b><u>Applicant</u></b>	<b><u>Applicant's Representative</u></b>
Gold River Corp. c/o Oscar Rodriguez, President 444 Brickell Avenue, Suite 210 Miami, Florida 33131	Juan J. Mayol, Jr., Esq. Holland and Knight, LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 305-789-7787

## Requested Amendment to the Land Use Plan Map

**From:** Low-Medium Density Residential (6 to 13 DU/Ac)  
**To:** Business and Office  
**Location:** Northeast corner of West Flagler Street and NW 102 Avenue  
**Acreeage:** Application area: (41.0 Gross Acres; 39.0 Net Acres)  
**Adopted:** Adopted on May 6, 2009, Ordinance No. 09-28 as follows:  
 Adopt with Acceptance of Proffered Covenant



# **APPLICATION NO. 9 ADOPTED CDMP LAND USE PLAN MAP**



## **LEGEND**

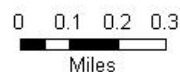


APPLICATION AREA

## **CDMP LAND USE**

- ESTATE DENSITY (1-2.5 DU/AC)
- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- INSTITUTIONS, UTILITIES AND COMMUNICATION
- PARKS AND RECREATION
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- WATER

MUNICIPAL BOUNDARY



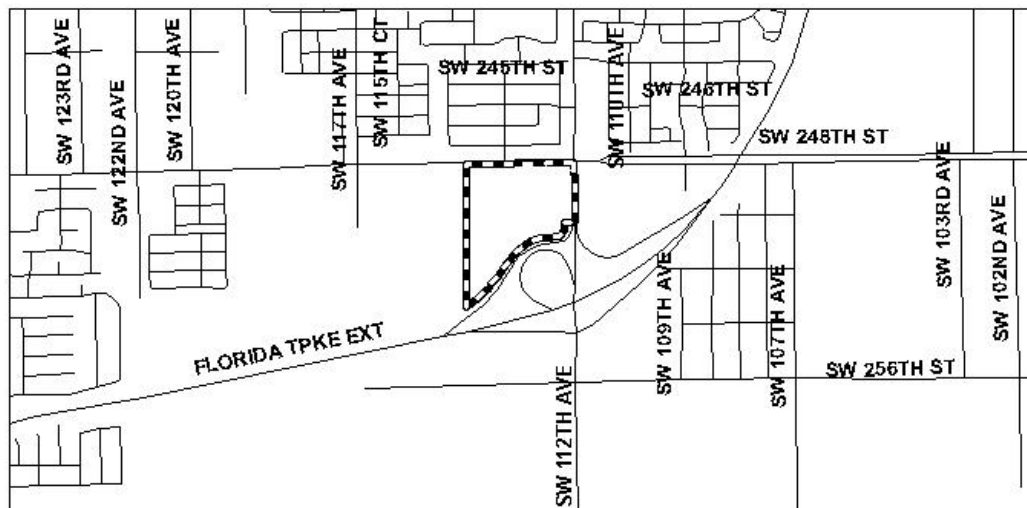
Source: Miami-Dade County  
Department of Planning and Zoning, 2008

**APRIL 2008-09 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 10  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 6, 2009**

<b><u>Applicant</u></b>	<b><u>Applicant's Representative</u></b>
Manuel C. Diaz & Live Oak Partners, LLC 26401 SW 107 Avenue Homestead, FL 33032	Joseph G. Goldstein, Alan S. Krischer, Esq. and Tracy R. Slavens, Esq. Holland and Knight, LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 305-374-8500

**Requested Amendment to the Land Use Plan Map**

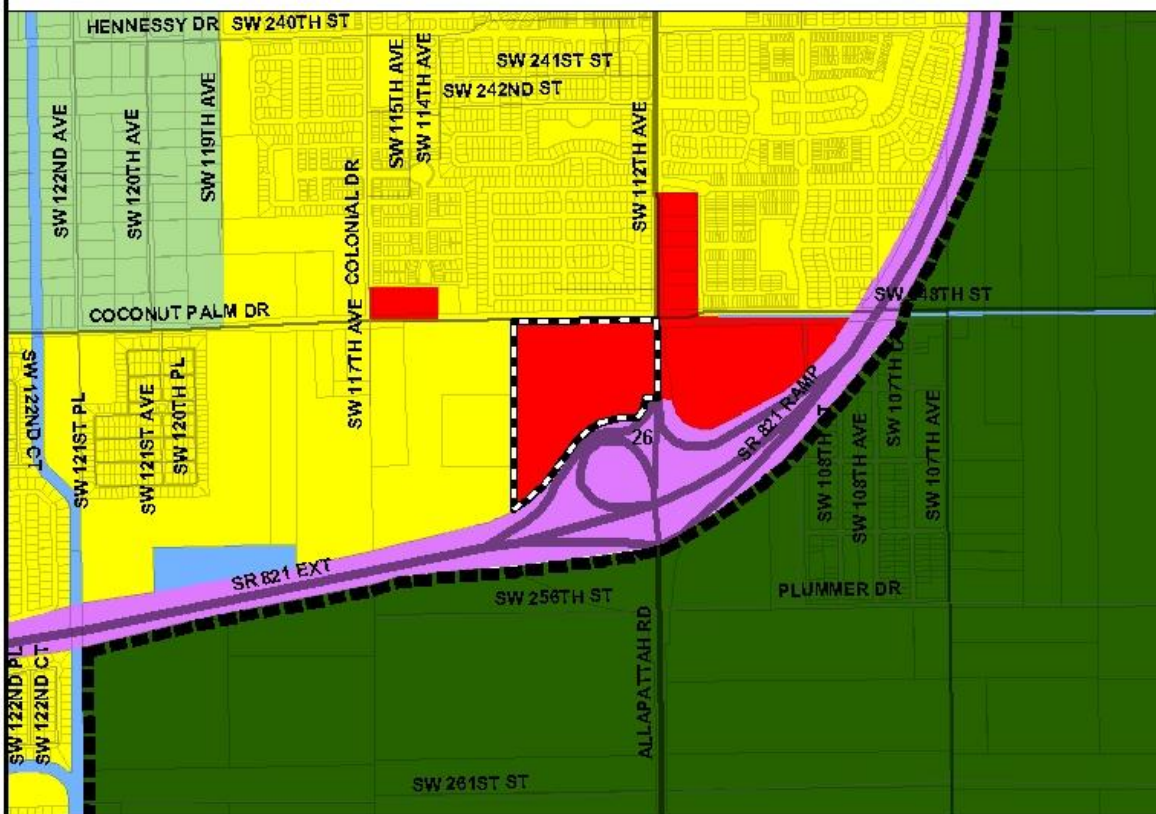
**From:** Office/Residential  
**To:** Business and Office  
**Location:** Southwest corner of SW 112 Avenue and SW 248  
**Acreage:** Application area: (35.0 Gross Acres; 31.0 Net Acres)  
**Adopted:** Adopted on May 6, 2009, Ordinance No. 09-28 as follows:  
Adopt with Acceptance of Proffered Covenant



**Legend**

 Application

# **APPLICATION NO. 10 ADOPTED CDMP LAND USE PLAN MAP**



## **LEGEND**



APPLICATION AREA

## **CDMP LAND USE**



ESTATE DENSITY (1-2.5 DU/AC)



LOW DENSITY (2.5-6 DU/AC)



LOW-MEDIUM DENSITY (6-13 DU/AC)



MEDIUM DENSITY (13-25 DU/AC)



INDUSTRIAL AND OFFICE



BUSINESS AND OFFICE



OFFICE/RESIDENTIAL



INSTITUTIONS, UTILITIES AND COMMUNICATION



PARKS AND RECREATION



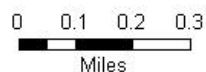
TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)



WATER



MUNICIPAL BOUNDARY



Source: Miami-Dade County  
Department of Planning and Zoning, 2008



**APRIL 2008-09 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 13  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 6, 2009**

**APPLICANT**

Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, Suite 1210  
Miami, Florida 33128-1972  
(305) 375-2835

**APPLICANT'S REPRESENTATIVE**

Subrata Basu, AIA, AICP, Interim Director  
Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, Suite 1210  
Miami, Florida 33128-1972

**Adopted:** Adopted on May 6, 2009, Ordinance No. 09-28 as follows:

**Description Of Amendment As Adopted**

Revise the "Agriculture" section in the Land Use Element on Pgs. I-58 and I-59 as follows<sup>1</sup>:

**Agriculture**

The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences.~~Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from south Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. are also allowed and may be stand alone uses on parcels of at least five gross acres. such as packing houses, and farm residences.~~ Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.

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<sup>1</sup> Underlined words are additions and ~~striketrough~~ words are deletions to the CDMP text adopted by the Board of County Commissioners on May 6, 2009.

In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, ~~packing houses~~ agricultural processing facilities for produce grown in ~~south~~ Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.

Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.

A Bed and Breakfast establishment that is owner-occupied, owner-operated, and located on a parcel with a current agricultural classification, as determined by the Property Appraiser's Office, may be allowed. A designated historic structure that is owner-occupied and owner-operated may be converted to a Bed and Breakfast use. An agricultural classification is not needed for a Bed and Breakfast use designated as a historic structure.

**APRIL 2008-09 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 15  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 6, 2009**

**APPLICANT**

Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, Suite 1210  
Miami, Florida 33128-1972  
(305) 375-2835

**APPLICANT'S REPRESENTATIVE**

Subrata Basu, AIA, AICP, Interim Director  
Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, Suite 1210  
Miami, Florida 33128-1972

**Adopted:** Adopted on May 6, 2009, Ordinance No. 09-29 as follows:

**Description Of Amendment As Adopted**

Revise the Land Use Element as follows:

**In the interpretive section of the Land Use Element, on Pg. I-30 under the subsection entitled "Gross Residential Density," revise the third paragraph as follows:**

The Board of County Commissioners, or the appropriate Community Zoning Appeals Board, may approve residential development at a density up to 17 percent above the maximums provided below where ~~the developer is a not-for-profit housing provider and~~ it is certified that no less than 30 percent of the units in the development, excepting accessory dwelling units, will be priced to be affordable to low and very-low income households. In order to efficiently use, and not prematurely deplete, the finite development capacity that exists inside the Plan's Urban Development Boundary (UDB), land should not be developed at densities lower than the minimum established for each category. Exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, safety, or important resources. For purposes of this paragraph, transportation and transit corridors are land areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP.

**In the interpretive section of the Land Use Element, after the land use category entitled "Density Increase With Urban Design," on Pg. I-32 add a new section**

called “Density Bonus Programs for Affordable Housing,” as follows:

**Density Bonus Programs for Affordable Housing:** The following describes the various density bonus incentives for affordable housing and workforce housing that the Board of County Commissioners may approve:

**17% Density Bonus for Affordable Housing:** A density bonus up to 17% above the maximum land use designation may be approved if it is certified that that no less than 30% of the units in the development, excepting accessory dwelling units, will be priced affordable to low and very-low income households (households at or below 80% of the Area Median Income [AMI]).

**25% Density Bonus for Workforce Housing:** Through the Voluntary Inclusionary Zoning program, a density bonus of up to 25% may be allowed for projects that set aside residential units for workforce housing. The Voluntary Inclusionary Zoning program defines workforce as households with incomes between 65 and 140% of the County’s median income.

**30% Density Bonus for Affordable/Workforce Multifamily Infill Housing:** A density bonus of up to 30% above the maximum allowable density may be approved for projects that are located in close proximity to transit service and provide a mix of market rate, workforce and affordable housing opportunities. Below is a list of the conditions that must be met for the 30% density bonus to be awarded:

- 1) At least 30% of the total residential units shall be priced affordable to households at or below 140% of the AMI, and no less than 20% of the total units shall be priced affordable to households at or below 80% of the AMI for a period of no less than 30 years, pursuant to a deed restriction;
- 2) The site shall have a land use designation of Low-Medium Density Residential, Medium Density Residential, Medium-High Density Residential, Office/Residential, or Business and Office (Estate, Low Density or High Density land use designations shall not be eligible);
- 3) The site shall front a major roadway and be located within ¼ mile radius of transit service, which is defined as a transit station or bus stop with at least one route that provides 20 minute peak-hour headways or better during weekdays;
- 4) The location of the site shall be consistent with the guidelines for urban form;
- 5) The site is located within ½ mile radius of activity nodes with neighborhood retail establishments;
- 6) The property is located within ½ mile radius of public recreational open space or a public school, unless 15% of the site is set aside for recreational



open space facilities. Recreational facilities are defined as play areas, swimming pools, tennis courts, and other active outdoor facilities.

- 7) Existing and planned public services and facilities, including water and sewer facilities, shall be adequate to serve the maximum development allowed on the proposed site; and
- 8) The development shall obtain a certification rating from LEED (Leadership in Energy and Environmental Design) or a similar organization accredited by the U.S. Green Building Council (USGB); and

A maximum of 25% of the proposed building structure may be used for business and office uses if mixed use development is found to be compatible with surrounding uses.

**60% Density Bonus for Not-for-Profit or Government/Public Sponsored Affordable Housing Providers:**

A density bonus of up to 60% above the maximum allowable density may be permitted if: 1) the developer is a not-for-profit affordable housing provider, a government/public sponsored affordable housing provider, or if the application site is publicly owned and made available for the development of affordable/workforce housing; and 2) all the conditions for the 30% Density Bonus for Affordable/Workforce Multifamily Infill Housing are satisfied. A government/public sponsored affordable housing provider is defined as a private developer or organization that has been awarded public funding or is participating in a public housing program to develop affordable/workforce housing, and/or a private developer or organization that has received approval to develop affordable/workforce housing on a County or publicly owned site either through donation of the land, a lease, or other form of legal agreement.

Density Bonus programs of 30% or higher shall only take effect upon the adoption of an ordinance for the “Multifamily Infill Housing Zoning Overlay.” Upon the adoption of the aforementioned zoning overlay, approval of any density bonus of 30% or higher shall require a zoning boundary change through a resolution.

To be eligible for any of the density bonuses described above, the proposed development shall be consistent with the adopted goals, objectives, and policies of the Comprehensive Development Master Plan. The actual density achieved on a particular property will depend on all applicable land development regulations and compatibility standards. Sites shall be within the Urban Development Boundary, and sound urban design principles adopted by County ordinance or other binding instrument approved by action of the Board of County Commissioners must be applied. Appropriate compatibility standards must be followed to assure that the proposed development is compatible or made compatible with any adjoining or adjacent uses. Density bonuses shall not be combined and shall not apply to existing or proposed developments with vehicular entrances that are controlled or have entry gates. Furthermore, all residential units set aside for workforce housing or affordable housing should be disbursed throughout the housing development and be similar in size and type, as well as

appearance on the exterior from non-set-aside units in the housing development. Prior to receiving the certificate of occupancy for market-rate units, all of the affordable housing units shall be under actual construction.

**APRIL 2008-09 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 18  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 6, 2009**

**APPLICANT**

Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, Suite 1210  
Miami, Florida 33128-1972  
(305) 375-2835

**APPLICANT'S REPRESENTATIVE**

Subrata Basu, AIA, AICP, Interim Director  
Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, Suite 1210  
Miami, Florida 33128-1972

**Adopted:** Adopted on May 6, 2009, Ordinance No. 09-28 as follows:

**Description Of Amendment As Adopted**

Revise Policy HO-6D in the Housing Element on Pg. III-6 as follows:

HO-6D Miami-Dade County shall ~~identify~~ continue to identify sites adequate for workforce housing and promote the development of such sites adequate for workforce housing according to the "Miami-Dade County Affordable Workforce Housing Plan, 2008 to 2015" ~~adopted by July 1, 2008.~~ adopted by Resolution No. R-746-08 on July 1, 2008 and adopted by reference in the CDMP.

**APRIL 2008-09 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 19  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 6, 2009**

**APPLICANT**

Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, Suite 1210  
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**APPLICANT'S REPRESENTATIVE**

Marc C. LaFerrier, AICP, Director  
Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, Suite 1210  
Miami, Florida 33128-1972

**Adopted:** Adopted on May 6, 2009, Ordinance No. 09-28 as follows:

**Description Of Amendment As Adopted**

In the Conservation, Aquifer Recharge and Drainage Element, revise Policy CON-8I on Pg. IV-14 as follows:

CON-8I. The following exotic pest plants and nuisance species, shall not be sold, propagated, or planted within Miami-Dade County. If existing on a development site, they shall be removed prior to development or redevelopment.

**Species – Latin Name**

~~*Ficus benghalensis*~~ *Abrus precatorius*

~~*Bishofia javanica*~~ *Acacia auriculiformis*

~~*Jasminium*~~

~~*fluminense*~~ *Adenanthera pavonina*

~~*Schinus terebintholius*~~

*Albizia lebbbeck*

~~*Neyraudia reynaudiana*~~

*Antigonon leptopus*

~~*Cupaniopsis anacardioides*~~

*Ardisia crenata*

**Species Common Name**

~~Banyan-Fig~~ Rosary pea

~~Bishopwood~~ Earleaf acacia

~~Brazilian Jasmine~~ Red beadtrees, red sandalwood, coralwood, redwood, circassian bean tree, peacock flower-fence, coral pea, Barbados pride

~~Brazilian Pepper~~ Woman's tongue, lebbbeck tree, siris tree

~~Burma Reed (Cane Grass)~~ Coral vine, queen's jewels

~~Carrotwood~~ Scratchthroat, coral ardisia

**Species – Latin Name**

~~Ricinus communis~~ Ardisia elliptica

~~Mimosa pigra~~ Bischofia javanica

Lygodium japonicum,  
Lygodium microphyllum  
Casuarina spp.  
Cestrum diurnumdiurnum

Acacia auriculiformis  
Cinnamomum camphora  
Jasminum dichotomum  
Colubrina asiatica  
Flacourtia indica  
Cupaniopsis anacardioides  
Dalbergia sissoo  
Colubrina asiatica  
Dioscorea alata  
Leucaena leucocephala,  
Leucaena glauca  
Dioscorea bulbifera  
Ficus altissima Eichhornia crassipes  
Hibiscus tiliaceus  
Meleleuca quinquenervia,  
Meleleuca leucadendron  
Ficus altissima  
Pennisetum purpureum  
Ficus benghalensis

~~Tribulus cistoides~~ Ficus microcarpa<sup>2</sup>

~~Schefflera actinophylla~~,  
~~Brassaia actinophylla~~  
Adenanthera pavonina Flacourtia indica

Thespesia populnea  
Hydrilla verticillata  
Ardisia elliptica, Ardisia humilis Hygrophila polysperma  
Solanum viarum  
Hymenachne amplexicaulis

**Species Common Name**

~~Caster Bean~~ Shoebutton, shoebutton ardisia

~~Catclaw Mimosa~~ Javanese bishopwood, bishopwood, bischofia, toog

~~Climbing Fern~~ Australian pine, sheoak, beefwood

Dayflowering jessamine, Day Blooming Jasmine, day jessamine  
~~Earleaf Acacia~~ Camphortree, camphor tree

Gold Coast Jasmine Asian nakedwood, leatherleaf, latherleaf  
Governor's Plum Carrotwood

Indian Rosewood, sissoo  
Lather Leaf White yam, winged yam

~~Lead Tree~~ Air potato, bitter yam, potato vine

Lofty Fig (Banyan Tree) Common water-hyacinth, water-hyacinth  
Mahoe

Meleleuca (Punk Tree) Council tree, lofty fig, banyan tree, false banyan

Napier Grass Banyan tree, banyan fig, Indian banyan, East Indian fig tree, bengal fig  
~~Puncture Vine~~ Indian laurel, laurel fig, Malay banyan, Chinese banyan, glossy leaf banyan  
Queensland Umbrella Tree

Red Sandalwood Governor's plum, Madagascar plum, batoko plum, ramonchi  
Seaside Mahoe Waterhyme, hydrilla

Shoebutton Ardisia Indian swampweed, green hygro

Tropical Soda Apple Trompetilla, West Indian marsh grass

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<sup>2</sup> Ficus microcarpa may be propagated for export outside of the State of Florida.

**Species – Latin Name**

~~Albizia lebbek~~ Imperata  
cylindrica

~~Merremia tuberosa~~ Ipomea  
aquatica

Jasminum dichotomum

Jasminum fluminense

Leucaena leucocephala

Ludwigia peruviana

Lygodium spp. except L.  
palmatum

Macfadyena unguis-cati

Melaleuca quinquenervia

Melia azedarach

Merremia tuberosa

Mimosa pigra

Neyraudia reynaudiana

Paederia spp.

Panicum repens

Pennisetum purpureum

Pistia stratiotes

Pueraria montana var.

lobata

Rhodomyrtus tomentosa

Rhynchelytrum repens

Ricinus communis

Sapium sebiferum

Scaevola taccada

Schefflera actinophylla

Schinus terebinthifolius

Senna pendula var.

glabrata

Solanum tampicense

Solanum viarum

Talipariti tiliaceum

Tectaria incisa

Thespesia populnea

**Species Common Name**

Woman's Tongue Cogongrass

Woodrose Water-spinach

Gold Coast jasmine

Brazilian jasmine, jazmin de trapo

White leadtree, lead tree, jumbie bean,  
tan-tan

Peruvian primrosewillow

Climbing fern, e.g. Old World climbing  
fern, Japanese climbing fern

Catclawvine

Punk tree, melaleuca, cajeput,  
paperbark tree, tea tree, swamp tea  
tree

Chinaberrytree, Chinaberry

Spanish arborvine, yellow morning-  
glory, woodrose, Hawaiian woodrose,  
ceylon morning glory, Spanish wood  
vine

Black mimosa, Catclaw mimosa

Burmareed, silkreed

Sewervine, skunkvine, onion vine

Torpedograss

Elephantgrass, Napiergrass

Water lettuce

Kudzu

Rose myrtle, Downy rose-myrtle

Rose natalgrass, Natal grass

Castorbean, castor oil plant, palma  
christi, wonder tree

Popcorn tree, Chinese tallowtree

Beach naupaka, scaevola, half-flower

Australian umbrella tree, octopus tree,  
Queensland umbrella tree, umbrella  
tree, rubber tree, starleaf

Brazilian pepper, Christmas berry tree,  
Florida holly

Valamuerto, Climbing cassia, Christmas  
cassia, Christmas senna

Aquatic soda apple, wetland  
nightshade

Tropical soda apple

Mahoe, sea hibiscus, yellow mahoe

Incised halberd fern

Portia tree, seaside mahoe, cork tree,  
false rosewood

**Species – Latin Name***Tribulus cistoides**Urochloa mutica***Species Common Name**Puncture vine, burrnut, Jamaican  
feverplant, billy-goat weed, large yellow  
caltropParagrass

The following exotic plant species may not be planted within 500 feet of native plant communities. These plant species have been documented by the Florida Exotic Pest Plant Council, the Miami-Dade County Park and Recreation Department's Natural Area's Management Program, and the Miami-Dade County Department of Environmental Resources Management to be invasive pests in natural areas of Miami-Dade County.

**Species Latin Name***Bauhinia variegata**Bauhinia purperata**Calophyllum calaba**Catharanthus roseus**Derris Indica**Eugenia uniflora**Epipremnum pinnatum* cv. *Aureum**Kalanchoe pinnata**Lantana camera**Murraya paniculata* (orange jessamine)*Pittosporum tobira* (*pittosporum*)*Pouteria campechiana**Psidium guyava**Psidium littorale**Rhoeo spathacea**Sansevieria hyacinthoides* (= *S. trifasciata*)~~*Scaevola taccada* var. *sericea* (= *S. frutescens*;  
= *S. sericea*)~~*Syngonium podophyllum**Syzygium cumini**Syzyguim jambos**Terminalia catappa*~~*Tribulus cistoides*~~*Washingtonia* spp.*Wedelia trilobata**Zebrina pendula***Species Common Name**

Orchid tree

orchid tree

Mastwood

Madagascar periwinkle

Pongam

Surinam cherry

Pothos

life plant

Lantana

orange jessamine

Japanese pittosporum

canistel

Guava

Cattley guava

oyster plant

bowstring hemp

~~*Scaevola*; half-flower~~

arrowhead

Jambolan; Java plum

rose apple

tropical almond

~~Puncture vine~~

Washington Palm

wedelia

wandering zebrine

**APRIL 2008-09 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 20  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 6, 2009**

**APPLICANT**

Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, Suite 1210  
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**APPLICANT'S REPRESENTATIVE**

Marc C. LaFerrier, AICP, Director  
Miami-Dade County Department of Planning and Zoning  
111 NW 1 Street, Suite 1210  
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**Adopted:** Adopted on May 6, 2009, Ordinance No. 09-28 as follows:

**Description Of Amendment As Adopted**

Revise the Land Use Element section titled "Transportation," third paragraph on Page I-55 to read as follows:

**Land Use Element (section titled "Transportation")**

Such privately owned non-aviation related uses at the Opa-locka Executive, Miami International and Kendall-Tamiami Executive airports shall be limited as follows:

- (1) Those portions of the landside area at Opa-locka Executive, Miami International, and Kendall-Tamiami Executive airports that are not developed for uses that are aviation-related or directly supportive of airport operations shall be developed as follows. Non-aviation related uses at Opa-locka Executive Airport shall range from 50 to 85 percent for industrial uses, 5 to 25 percent for commercial uses, 5 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. Non-aviation related uses at Miami International Airport shall range from 20 to 85 percent for industrial uses, 5 to 50 percent for commercial and/or office uses, 0 to 50 percent for hotels and motels, and 0 to 20 percent for institutional uses. Non-aviation related uses at Kendall-Tamiami Executive Airport shall range from 0 to 85 percent for industrial uses, 0 to 100 percent for commercial uses, 0 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. The distribution, range, intensity and types of such non-aviation related uses shall vary by



location as a function of the availability of public services, height restrictions, CDMP intensity ceiling for Urban Infill Area (FAR of 2.0 not counting parking structures) at Opa-locka Executive and Miami International airports or for the Urbanizing Area (FAR of 1.25 not counting parking structures) at Kendall-Tamiami Executive Airport, impact on roadways, access and compatibility with neighboring development. Freestanding retail and personal service uses and shopping centers shall front on major access roads preferably near major intersections, where practical, and have limited access to major roadways.

Revise Aviation Subelement section subtitled "Aviation Facility Improvements," third paragraph on Page II-52 to read as follows:

Such privately owned non-aviation related uses at the Opa-locka Executive, Miami International and Kendall-Tamiami Executive airports shall be limited as follows:

- (1) Those portions of the landside area at Opa-locka Executive, Miami International, and Kendall-Tamiami Executive airports that are not developed for uses that are aviation-related or directly supportive of airport operations shall be developed as follows. Non-aviation related uses at Opa-locka Executive Airport shall range from 50 to 85 percent for industrial uses, 5 to 25 percent for commercial uses, 5 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. Non-aviation related uses at Miami International Airport shall range from 20 to 85 percent for industrial uses, 5 to 50 percent for commercial and/or office uses, 0 to 50 percent for hotels and motels, and 0 to 20 percent for institutional uses. Non-aviation related uses at Kendall-Tamiami Executive Airport shall range from 0 to 85 percent for industrial uses, 0 to 100 percent for commercial uses, 0 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. The distribution, range, intensity and types of such non-aviation related uses shall vary by location as a function of the availability of public services, height restrictions, CDMP intensity ceiling for Urban Infill Area (FAR of 2.0 not counting parking structures) at Opa-locka Executive and Miami International airports or for the Urbanizing Area (FAR of 1.25 not counting parking structures) at Kendall-Tamiami Executive Airport, impact on roadways, access and compatibility with neighboring development. Freestanding retail and personal service uses and shopping centers shall front on major access roads preferably near major intersections, where practical, and have limited access to major roadways.